

ORDINANCE C-19-93

AN ORDINANCE TO AMEND ORDINANCE C-2-86 TO REMOVE LAND IN THE COMMUNITY REINVESTMENT AREA NO. 2

WHEREAS, Pizzuti Equities, Inc. has acquired the remaining property known as the "Ziner Farm" located east of Hoover Road, and wish to develop this property into single family residential, condominiums and apartments; and

WHEREAS, Pizzuti Equities, Inc. wish to expand the residential development by 6.224 acres currently in Southpark and part of the Community Reinvestment Area #2; and

WHEREAS, within the development of this plan, Pizzuti has agreed to remove said 6.224 acres from the Community Reinvestment Area #2.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Ordinance C-2-86 is hereby amended to remove the land contained in Exhibit A of this ordinance as part of the Community Reinvestment Area No. 2.

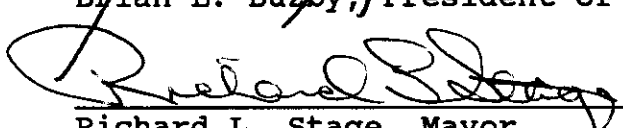
SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.



Brian L. Buzby, President of Council

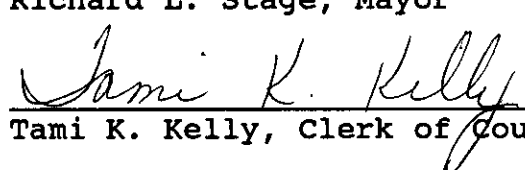
Passed: 3-15-93

Effective: 3-15-93



Richard L. Stage, Mayor

Attest:



Tami K. Kelly, Clerk of Council

I Certify that this ordinance is correct as to form.



Thomas R. Clark, Director of Law

C-19-93

6.224 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey Number 6839, also being a part of Lot 12 and Reserve "B" of that subdivision entitled "South Park", as shown of record in Plat Book 71, Pages 31 and 32, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the northwesterly corner of said Lot 12, said iron pin also being in the southerly line of that subdivision entitled "Park Ridge Plat No. 4", of record in Plat Book 45, Page 104;

thence South 84° 19' 34" East, along the southerly line of said "Park Ridge Plat No. 4", a distance of 365.00 feet to an iron pin set;

thence South 5° 40' 26" West, leaving said southerly line, a distance of 1046.56 feet to an iron pin set in the northerly line of said Reserve "B";

thence South 75° 04' 09" West, a distance of 146.19 feet to an iron pin in the westerly line of said Reserve "B", said iron pin also being the southeasterly corner of that 46.787 acre tract as conveyed to Pizzuti Equities, Inc. by deed of record in Official Record 20926G20;

thence North 6° 03' 54" West, along the easterly line of said 46.787 acre tract (passing the northwesterly corner of said Reserve "B" at 114.19 feet), a distance of 1121.46 feet to the place of beginning, containing 6.244 acres of land, more or less, of which 6.055 acres lie within Lot 12 and 0.189 acre lies within Reserve "B".

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based upon the same bearing system as those shown upon the recorded plat of that subdivision entitled SOUTHPARK, of record in Plat Book 71, Pages 31 and 32, Recorder's Office, Franklin County, Ohio.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



James R. Hill
Registered Surveyor No. 6919

JRH/mf

PLAT OF 6.244 ACRE TRACT
EXHIBIT "F" - TRACT "A"
Virginia Military Survey No. 6839
Jackson Township, Franklin County, Ohio

C-19-93

SCALE 1" = 100'

IRON PIN

DECEMBER 4, 1992

RECORD REFERENCES PG 58, PP. 7 & 8

REVISED FEBRUARY 17, 1993



PARK

186

185

RIDGE

P.B. 45,

PLAT

Pg. 104

NO. 4

S 84° 19' 34" E
365.00'

1121.45'

Pizzuti Equities Inc.
46.787 Ac. (Orig.)
O.R. 20926 G 20

6.244 Ac.

Lot 12

Pgs. 31 & 32

1046.56'

S 05° 40' 26" W

SOUTHPARK

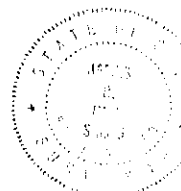
N 06° 03' 54" W

146.19'
S 75° 04' 09" W

Pizzuti Equities Inc.
30.208 Ac.
O.R. 17394 E 17

Reserve "B"

P. B. 71,



BASIS OF BEARINGS : The bearings are based upon the same bearing system as those shown upon the recorded plat of that sub division entitled SOUTHPARK of record in Plat Book 71, Pages 31 and 32, Recorder's Office, Franklin County, Ohio.

E.M.H.&T. INC.

By James R. Hico
Professional Surveyor No. 6919